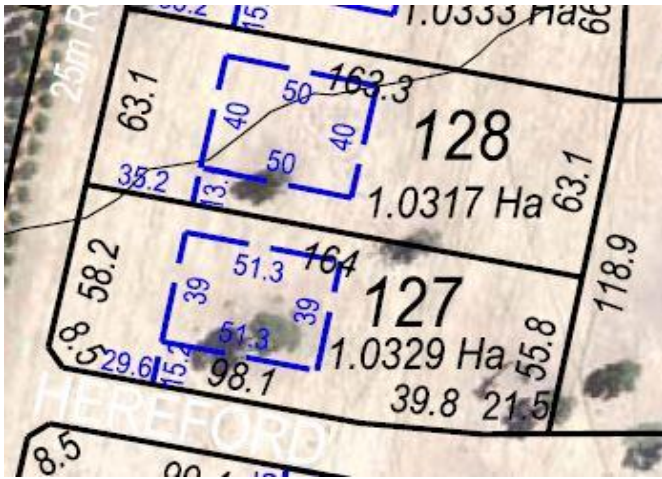


## What is a 'building envelope'?

A 'building envelope' is a designated area of land on your property within which you are allowed to build. This includes all outbuildings (e.g. sheds), carports and effluent waste disposal systems. Building envelopes are generally positioned in a specific location due to certain landscape factors such as the slope of the land, accessibility, existing vegetation and established landform features (e.g. rocky outcrops).



## What is the purpose of a building envelope?

The main objectives of building envelopes are to:

- Provide for the orderly development of rural land;
- Minimise the need to clear vegetation for buildings;
- Ensure adequate separation distances between buildings and effluent disposal systems from watercourses, wetlands and groundwater levels;
- Ensure suitable site conditions for development within the building envelope; and
- Minimise the visual impact of buildings on the landscape.

## Is there a building envelope on my property?

Building envelopes are generally identified and approved as part of a Structure Plan during the subdivision process (e.g. Mauravillo Estate in Wundowie). In the Shire of Northam, building envelopes are predominately, but not always, utilised in the 'Rural Residential' zones. If you are unsure as to whether there is a designated building envelope on your property please contact the Shire's Planning Services Department (see contact details below).

## Can I change/modify the location and size of my building envelope?

In order to change the location and/or size of your building envelope you must first obtain Development Approval with the Shire of Northam. As part of your Development Application you must provide written justification as to why the building envelope should be modified.

When submitting a Development Application with the Shire, the following is to be provided:

- A completed Development Application Form.
- The prerequisite planning fee.
- A site plan drawn to scale showing:
  - a. The location of the existing and proposed building envelopes;
  - b. The dimensions of the property, existing and proposed building envelope and the distances between the proposed building envelope and the lot boundaries; and
  - c. Setback distances from the existing and proposed building envelopes to any existing buildings on the property.

## What are the key considerations that need to be met in order to comply?

The Shire will consider the impact of a proposed building envelope variation against the criteria contained in Section 5.1 of Local Planning Policy 19 – Residential Design Guidelines for the Rural Residential and Rural Smallholding Zones as well as the following criteria:

- The placement of the proposed building envelope relative to any existing buildings on that land and neighbouring properties;
- The area of the proposed building envelope is similar in size to the original building envelope; and
- The proposed building envelope accords with the setback distances prescribed in Table 2: *Site and Development Requirements* of the Shire of Northam's Local Planning Scheme No. 6.

## Where do I find more information?

Further information can be obtained from the Shire of Northam's Planning Services Department on 9622 6133 or 9622 6143 or via email at [records@northam.wa.gov.au](mailto:records@northam.wa.gov.au)

The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of the Shire's Planning Services Department be sought prior to lodgement of a Development Application. The Shire of Northam disclaims any liability for any damages sustained by a person acting on the basis of this information.